



**Rancho Bernardo Community Planning Board**  
 PO Box 270831, San Diego, CA 92198  
[www.rbplanningboard.com](http://www.rbplanningboard.com)

**July 18, 2013 AGENDA**

7:00 p.m. @ RB Swim & Tennis Club Club 21 Room  
 16955 Bernardo Oaks Drive

<b>2013 RB PLANNING BOARD</b>					
<b>P = present</b>		<b>A = absent</b>		<b>ARC = arrived after roll call</b>	
Lou Dell'Angela	Kim Coutts	Eugenia Contratto	Glen Vaughan		
Teri Denlinger	Richard House	Wolfie Pores			
Joe Dirks	Roberta Mikles	Matt Stockton			
John Cochran	Robin Kaufman	Peter Tereschuck		Total Seated	16
Fred Gahm	Mike Lutz	Vicki Touchstone		Total in Attendance	

- ITEM #1**      **CALL TO ORDER – REGULAR MEETING**  
 Roll Call
- ITEM #2**      **NON-AGENDA PUBLIC COMMENT**  
 To discuss issues not on the agenda, yet within the jurisdiction of the RB Planning Board. Speaker to complete a speaker’s slip prior to the start of the meeting. Board members may not engage in discussion of non-agenda items nor issues raised during public comments, except to ask questions or refer the matter to city staff. Board cannot take action or allow extended discussion.
- ITEM #3**      **MODIFICATIONS TO AGENDA / ADOPT DRAFT AGENDA**                      **ACTION ITEM(S)**
- ITEM #4**      **CHAIR REMARKS**
- ITEM #5**      **ADMINISTRATIVE ITEMS**    **ACTION ITEMS**  
 Review, and approve June 20, 2013, minutes  
 Review and approve June 20, 2013, Treasurer’s report... new signers to bank
- ITEM #6**      **RESIDENT(S) WISHING TO PRESENT THEMSELVES**                                      **ACTION ITEM**  
**FOR A BOARD VACANCY(S)**
- ITEM #7**      **REALLOCATION OF FUNDS FROM THE RB FOUNDATION**                                      **ACTION ITEM**  
 Prioritize how funds to be spent.
- ITEM #8**      **PROPOSED PROJECT RANKINGS FOR THE NEWLY REVISED**                                      **ACTION ITEM**  
**RB PFFP AND PRELIMINARY DRAFT OF THE RB PFFP**  
 Vicki Touchstone to present, as Chair of Regional Issues Committee... see related attachments.
- ITEM #9**      **ESTABLISH A “WAYS & MEANS” COMMITTEE**    **ACTION ITEM**  
 Establish to pursue means of generating funds for the Board's annual expenses
- ITEM #10**      **ESTABLISH AN ONGOING, ROTATING GROUP OF BOARD**                                      **ACTION ITEM**  
**MEMBERS TO MAKE MONTHLY REPORTS TO OUR BOARD,**  
**AS TO ANY POTENTIAL PROJECTS THAT WE MAY OFFER OUR**  
**ASSISTANCE WITHIN THEIR DISTRICTS.**  
 Each month's delegated member(s) will attend the most recent month's meeting of their HOA, in order to offer our Board's assistance, and then report back to us.

<b>ITEM #</b>	<b><u>COMMITTEE REPORTS</u> *</b>	<b>POSSIBLE ACTION ITEM(S)</b>
<b>ITEM #11</b>	<b><u>COMMITTEE REPORTS</u> *</b>	
	Bylaws Ad-Hoc.....Richard House	
	Development & Review.....Lou Dell'Angela	
	Regional Issues.....Vicki Touchstone	
	Traffic & Transportation.....Robin Kaufman	
	Publicity/Elections/Nominating.....Kim Coutts	
	Web-Site Ad-Hoc.....John "JC" Cochran	
<b>ITEM #12</b>	<b><u>LIAISON REPORTS</u></b>	
	Industrial Representative.....vacant	
	Commercial Representative.....vacant	
	Community Council/MAD.....Robin Kaufman	
	Community Planners Committee (CPC).....Richard House	
	SANDAG.....Richard House	
<b>ITEM #13</b>	<b><u>OLD BUSINESS</u></b>	
<b>ITEM #14</b>	<b><u>NEW BUSINESS</u></b>	

**ADJOURNMENT:**

**NEXT BOARD MEETING:**

Thursday August 15, 2013 @ 7:00 PM  
RB Swim & Tennis Club – Club 21

**COMMITTEE MEETINGS:**

**Administrative Committee**  
6:00 PM - Monday, 10 days prior to Board meeting  
RB Swim & Tennis Club

**Publicity, Elections & Nominating Committee**  
TBA

**Development Review Committee**  
5:30 PM - First Tuesday of month  
RB Swim & Tennis Club, Club 21

**Regional Issues Committee**  
7:00 PM - First Tuesday of month.  
RB Swim & Tennis Club, Club 21

**Traffic & Transportation Committee**  
7:00 PM - Last Monday of month  
RB Swim & Tennis Club, Club 21

**Implementing a new procedure for committee chairs to submit their monthly reports.**

Each committee chair will submit their monthly report to the Vice-Chair on, or before each month's Admin-Committee meeting. This will help use greatly in our effort to keep our monthly board meeting at, or under 90 minutes.

**Rancho Bernardo Community Planning Board  
Proposed Project Rankings for the  
Revised Rancho Bernardo Public Facilities Financing Plan**

**Planning Board Project Rankings – Transportation Projects**

<b>Project #</b>	<b>Description</b>	<b>Ranking and Comments</b>
(new)	Pomerado Road Storm Drain Improvements at Pomerado Road and Pomerado Court	(Safety Issue – requires immediate action)
<b>T-3</b>	Bernardo Center Drive Widening – Cloudcrest Drive to West Bernardo Drive	
(new)	Rancho Bernardo Road Sidewalk Installation – South side of Rancho Bernardo Road between Via del Campo and Matinal Road	
(new)	Bernardo Center Drive Sidewalk Installation – East side of Bernardo Center Drive between Fairhope Road and Bernardo Center Court	
(new)	Pomerado Bike Lane Gap – on Pomerado Road south of Rancho Bernardo Road to Rios Road	
(new)	Bernardo Center Drive Bike Lane Gap – Both sides of road south of Camino del Norte to City limits	
<b>T-5</b>	West Bernardo Drive - Adanza Way to I-15	
<b>T-7</b>	West Bernardo Drive Spot Improvements (I-15 south to Aguamiel Road)	
<b>T-4</b>	Bernardo Center Drive at I-15 Ramp Improvements	
<b>T-2</b>	Traffic Signals – Various Locations	(Planning Board previously indicated no support for signals at Pomerado/Grandee and Pomerado/Bernardo Trails Drive)
<b>T-6</b>	Rancho Bernardo Road Widening (I-15 East to Bernardo Center Drive – Add Two Lanes	
<b>T-1</b>	Escala Drive (Smoke Signal Drive) Extension	(Planning Board previously proposed deletion of this project when the Community Plan is updated.)
<b>T-11</b>	Bernardo Center Drive from Town Center Drive to I-15??	REMOVED??

**Planning Board Project Rankings – Park Projects**

<b>Project #</b>	<b>Description</b>	<b>Ranking</b>
<b>P-5</b>	Rancho Bernardo Public Park (2 acres)	1
<b>P-3</b>	Rancho Bernardo Community Park – Tennis Court Lighting	2
<b>P-4</b>	Rancho Bernardo Community Park – Sports Field Lighting	3
<b>P-1</b>	Rancho Bernardo Community Park – Land Acquisition	4
<b>P-2</b>	Rancho Bernardo Community Park – Swimming Pool	5

### **Planning Board Project Rankings – Library Projects**

<b>Project #</b>	<b>Description</b>	<b>Ranking</b>
<b>L-1</b>	Rancho Bernardo Library Expansion	1

### **Planning Board Project Rankings – Fire Projects\***

<b>Project #</b>	<b>Description</b>	<b>Ranking</b>
<b>NEW</b>	Additional Fire Station in Rancho Bernardo	1

### **Planning Board Project Rankings – Public Utilities Project**

<b>Project #</b>	<b>Description</b>	<b>Ranking</b>
<b>PU-1 (new)</b>	Extension of Reclaimed Water into Rancho Bernardo	1

## **Questions and Comments**

### **Preliminary Draft Public Facilities Financing Plan for Rancho Bernardo**

#### **1. Current List of Planning Board Members**

Rancho Bernardo Community Planning Board Members

Richard House, Chair  
Mike Lutz  
Fred Gahm  
Robin Kaufman  
John Cochran  
Eugenia Contratto  
Kim Coutts  
Lou Dell'Angela  
Teri Denlinger  
Joe Dirks  
Roberta Mikles  
Wolfie Pores  
Matt Stockton  
Peter Tereschuck  
Victoria Touchstone  
Glenn Vaughan

#### **2. Page 3, General**

In this section, storm drains are described as major public facilities under transportation. For some time now, the Planning Board and others within the community have identified the need for storm drain improvements at Pomerado Road and Pomerado Court to address a serious safety issue. How do we incorporate this project into the PFFP so it can be addressed?

#### **3. Page 3, Development Forecast and Analysis**

The projected unit count is generally consistent with the Community Plan which projects a total of 17,900 units at build-out.

#### **4. Page 3, Period Revision**

With respect to periodic reviews, is there a standard time frame for PFFP updates (is this addressed in any Council Policies or other City documents?) Can we include a recommended time frame?

5. **Page 4, Transportation**

The current PFFP states that “The most current information available from SANDAG’s Traffic Model indicates that the average daily trips (ADTs) generated in the community in the Year 2000 was approximately 331,000, with an additional 6,150 ADTs projected by Year 2030;” while the draft PFFP states that “The most current information available from SANDAG’s Traffic Model indicates that the average daily trips (ADTs) generated in the community in Year 2000 was approximately 331,000, with 31,609 less ADTs projected by Year 2030 (please provide a reference for this statement). This represents a net change between the two versions of 37,759 less ADTs generated within the community – this is a substantial difference, where did all those trips go? Please explain. (This issue comes up again on page 12.)

6. **Page 5 – Park and Recreation**

The Community Plan and current PFFP states that the community park is 35 acres, the revised draft PFFP states the acreage is 38 acres. Please explain this discrepancy.

Also, please explain what the following conclusion is based on – “ It has been determined that one additional identified acre of park land and two additional unidentified acres of park land will be used to meet the needs of future residents as identified in the adopted community plan.” Based on our calculations, significantly more community park acreage is required to meet current General Plan standards.

7. **Page 5 – Fire Protection**

The Fire Protection section should acknowledge the size of the area currently covered by Station 33 and indicate the General Plan standard – the old plan included the following language:

“Station 33 provides emergency and fire-rescue services, hazard prevention and safety education to the citizens of Rancho Bernardo in a territory covering 27.82 square miles, in one of the largest and busiest districts in all of San Diego.”

Other city documents have identified a need for additional fire protection services in Rancho Bernardo, this need should be acknowledged in the PFFP – even if it puts off the full discussion to a future Community Plan Update.

8. **Page 5, Summary of Public Facilities Needs**

We believe this statement supports our request for the inclusion of new projects related to sidewalk improvements, completion of bike lanes, and storm drain improvements. “In addition, the City may amend this Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.”

9. **Facilities Index Map**

The numbers in Figure 2 do not match the project numbers in Table 1, specifically some of the transportation projects.

10. **General Assumptions and Conditions**

Please explain Item 4, Page 10 “Additional fees may be imposed on discretionary projects on a case-by-case basis in order to meet the standard of 2.8 acres of parkland per 1,000 population set forth in the General Plan, or to otherwise fully account for a project’s public facilities impacts.” How and when could this occur?

11. **Page 12, Park Component**

There is a typo in the first paragraph “b\_reakdown”

Why was the following school site language included in the current version of the PFFP deleted from the revised PFFP?

For future reference, according to the Rancho Bernardo Community Plan, Page 56, “School Sites”; Any public school site in Rancho Bernardo, not needed for a school should be considered first for a community park or recreation facility. School sites should be considered for residential housing only if the City determines, after a public hearing, that a particular site is not currently needed and will not, in the foreseeable future, be needed for public use. Any residential use of a school property should be further conditioned upon a determination that adequate public facilities exist to serve the additional units proposed and that there would be no significant traffic impacts from the proposed development. A Planned Residential Development Permit should be obtained for any residential development proposed on a site currently designated for school use. Any use other than a school will require an amendment to the Community Plan.

12. **Table 1**

The basis for the numbering of the projects (e.g., priority, date of project identification) in this list should be indicated at the bottom of the bottom of the table.

We recommend adding an additional fire station to the Fire projects list – how can we do that?

13. **Transportation Projects**

**T-1 ESCALA DRIVE (SMOKESIGNAL DRIVE) EXTENSION**

The costs for this project should include the need to compensate for construction within the MHPA; and the statement that the roadway is required to serve the community at full build out does not appear to be accurate based on current traffic volumes and patterns.

**T-22 BERNARDO CENTER DRIVE FROM TOWNE CENTER DRIVE TO I-15**

Please explain why this project was removed; what do you mean by “limits of scope”?

14. **Street Lighting**

Are street lights paid for out of the DIF, and if a new street light is installed does our account get charged? If so, how do we find out if a new street light is being installed? Who determines if a new street light is needed (what is the criteria)?

This issue has come up because a new street light is being installed on the corner of Escala Drive and Fernando Way when there is already an existing street light (see photo below)? The original light is on the right, with the Neighborhood Watch sign on it (which the city needs to place on the new pole and not throw it out as the RB NHW pays for those signs). The original one also has a cell phone tower thing on the top of it.



- In July the RB Maintenance Assessment District (MAD) will be in existence and under the purview of the RB Community Council for 30 years.
- Due to the July 4<sup>th</sup> holiday, MAD was canceled.
- 187 residents who stopped by the RBCC RB Alive booth took time to take a 10 question survey which will better assist the RBCC in serving the community. The questions ranged from street maintenance, need to build more parks and fire stations, SDG&E issues, and more.
- RBCC had elections in June –with 146 people voting at RB Alive, and less than 30 voting at other locations. There are six new members.
- RBCC hosted the 3<sup>rd</sup> annual patriotic pet contest in conjunction with the Spirit of the 4<sup>th</sup> events on July 4<sup>th</sup>. It was a great turn out. Info can be found by going to: <http://ranchobernardo-4sranch.patch.com/groups/announcements/p/3rd-annual-patriotic-pet-event-a-huge-success>.
- RBCC dealt with a large amount of graffiti, which was removed in less than 24 hours.
- RBCC dealt with several code compliance issues, which were dealt with within 5 working days.
- RBCC will be hosting a ‘meet and greet ‘ County Supervisor Dave Roberts Thursday, July 25, 6 pm at the RB library large meeting room. Light refreshments will be served. He will then give a brief presentation on issues at 6:30 pm.

# Rancho Bernardo

## Public Facilities Financing Plan Fiscal Year 2014



**THE CITY OF SAN DIEGO**

Development Services Department  
Facilities Financing Section

**Add Resolution**

## **Mayor**

Bob Filner

## **City Council**

Sherri Lightner, Council Pro Tem, Council District 1  
Kevin Faulconer, Council District 2  
Todd Gloria, Council President, Council District 3  
Myrtle Cole, Council District 4  
Mark Kersey, Council District 5

Lorie Zapf, Council District 6  
Scott Sherman, Council District 7  
David Alvarez, Council District 8  
Marti Emerald, Council District 9

## **City Attorney's Office**

Jan Goldsmith, City Attorney  
Heidi Vonblum, Deputy City Attorney

## **Development Services Department**

Tom Tomlinson, Interim Director  
John E. Tracanna, Supervising Project Manager  
Oscar Galvez III, Project Manager  
Leon McDonald, Principal Engineering Aide

Elena Molina, Administrative Aide I  
Brian Schoenfisch, Community Planner  
Jeff Harkness, Park Planner

## **Rancho Bernardo Community Planning Board (**confirm names**)**

Teri Denlinger  
Lou Dell'Angela  
Joe Dirks  
Jeannie Foulkrod  
Fred Gahm  
Bob Gretel

Scott Hall  
**Richard House**, Chair  
Dick Katz  
Robin Kaufman  
John Kowalski  
Mike Lutz

Alissa Messian  
Wolfie Pores  
Matt Stockton  
Peter Tereschuck  
Vicki Touchstone

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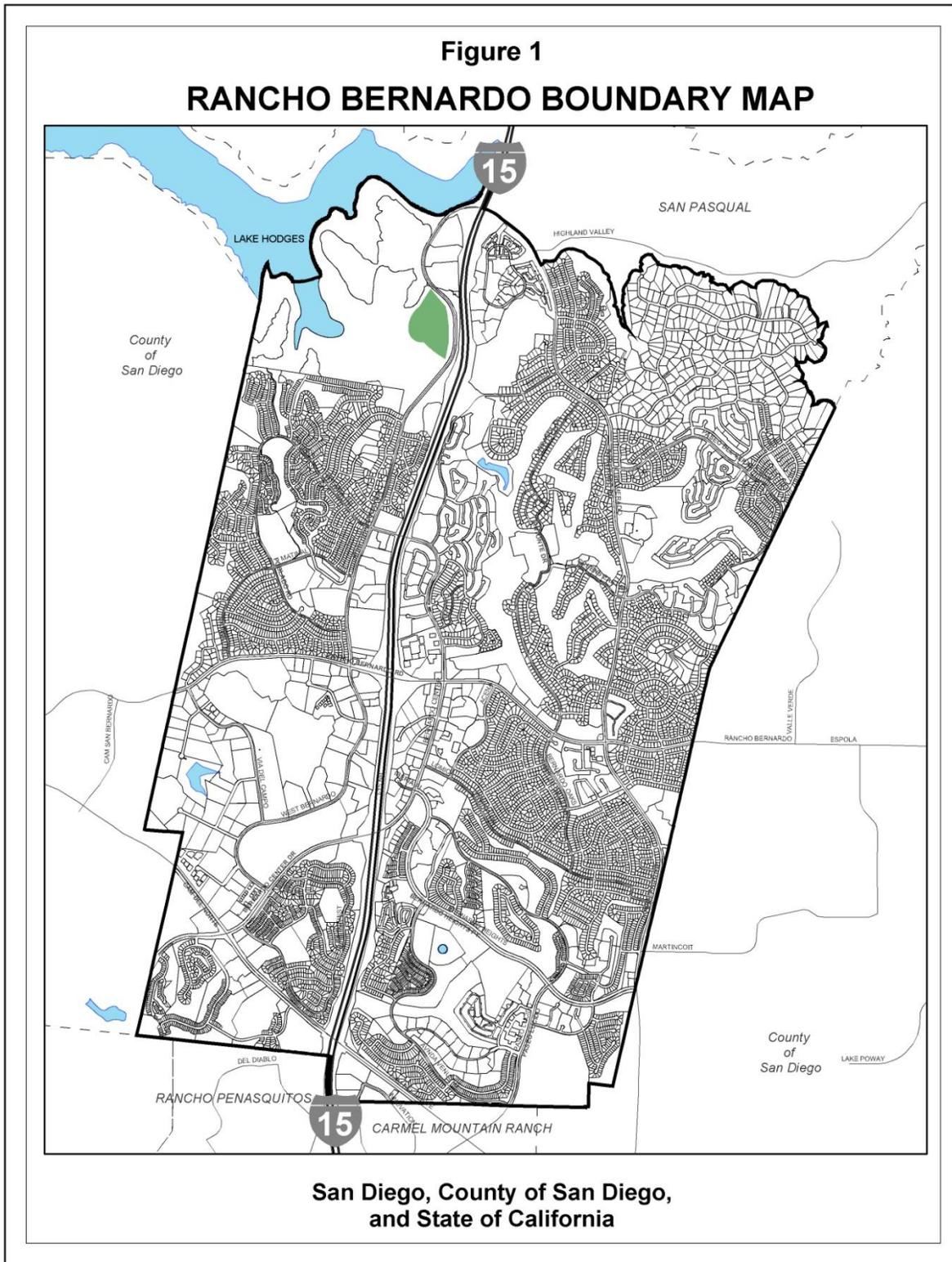
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## COMMUNITY BOUNDARY MAP



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## **Rancho Bernardo Summary**

### **General**

The City of San Diego (City) General Plan describes the City as a jurisdiction with primarily two tiers: Urbanized Lands and Proposition A Lands. Urbanized Lands are characterized by older, recently developed, and developing communities at urban and suburban levels of development. Proposition A Lands are characterized by very-low density, residential, open space, natural resource-based park, and agricultural uses.

The Rancho Bernardo Community is an Urbanized Lands area. This document sets forth the major public facilities needed in the areas of transportation (streets, storm drains, traffic signals, etc.), libraries, park and recreation facilities and fire-rescue facilities. Other public needs such as police facilities, public work yards, landfills, etc. concern a broader area than the Rancho Bernardo Community or even multiple communities. Accordingly, such facilities are not addressed in this Financing Plan.

This plan supersedes the Rancho Bernardo Public Facilities Financing Plan (Financing Plan) approved on July 16, 2007 (Resolution No. R-302791). The facilities listed in this Financing Plan will be needed over the next approximately 17 years when full community development is anticipated. The Financing Plan is a guide for future development within the community and serves to determine the public facility needs reflected in this document. The City Council has adopted Development Impact Fees (DIF) to help mitigate the cost of the public facilities necessitated by development in the community. DIF for residential development was first adopted on August 4, 1987 by Resolution No. R-269019. DIF for nonresidential development were adopted September 14, 1987 by Resolution No. R-269274. This document provides the basis for a revision of the DIF for the Rancho Bernardo Community.

### **Development Forecast and Analysis**

The Rancho Bernardo Community is developing in accordance with the Rancho Bernardo Community Plan (Community Plan), adopted in 1978 and most recently amended in 1999. The Community Plan is a comprehensive policy guide for the physical development of the Rancho Bernardo Community, which is centered on Interstate 15 (I-15) just south of Lake Hodges and the San Pasqual Valley. According to the San Diego Association of Governments (SANDAG) 2050 Regional Growth Forecast, the Rancho Bernardo Community Planning Area encompassed approximately 6,583 total acres and 17,457 total housing units in 2008.

An analysis of present and projected development and using the Community Plan as a guide, indicates that, over the next 17-year period, approximately 551 additional housing units, while non-residential development will remain mostly unchanged. This will result in a total number of 299,391 average daily trips (ADTs) at full community development.

### **Periodic Revision**

To ensure that this Financing Plan remains up-to-date and accurate, it is to be periodically revised to include, but not necessarily limited to, amendments to the Community Plan.

## **Existing Public Facilities and Future Needs**

### **Transportation**

Rancho Bernardo is served by a transportation network, which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Provision of adequate transportation facilities has been a continuing process of providing those facilities to support the rate of community development. Additional regional improvements and alternatives to transportation will be necessary to meet the needs of future development.

Transportation improvements in Rancho Bernardo are dictated by traffic volume, level-of-service and completion of street systems. Improvements will be funded through a combination of DIF, grants, State Transportation Funds, subdivider and other funding sources.

The most current information available from SANDAG's Traffic Model indicates that the average daily trips (ADTs) generated in the community in Year 2000 was approximately 331,000, with 31,609 less ADTs projected by Year 2030. The 299,391 ADTs in Year 2030 is used in determining the transportation component of the DIF for Rancho Bernardo. The DIF provides a funding source for the transportation improvements identified in Table 1 and is paid by new development at building permit issuance. New development is not required to contribute to the existing transportation system. Other funding sources will need to be identified for the remaining transportation needs.

### **Park and Recreation**

The Rancho Bernardo Community identifies strongly with its natural and topographic environment. It is adjacent to the San Pasqual Valley and Lake Hodges on the north and is surrounded on the east, south and west by hills, ridges and canyons, which successfully buffer the community from neighboring urban developments. The community has successfully taken advantage of the area's many assets through imaginative development concepts. Ridges, slopes and canyon lands provide many opportunities to relate development to the environment and to develop natural and manicured open space systems that link activity centers and create an atmosphere of serenity and quality to the community. Approximately 508 acres are designated for open space. This open space system includes the undeveloped slopes, canyon bottoms and natural drainage areas within the community. Prominent examples are the slopes of Battle Mountain and the Montelena area in the northeastern portion of the community, the hills and canyons of the Westwood Valley area to the northwest and the hills, slopes and riparian areas in the Camino Bernardo portion to the southwest. In addition, large open space areas in the Bernardo Heights and High Country West areas in the southern portion of the community have been established through open space easements and are owned and maintained by private homeowner associations. All such natural and landscaped areas in the Rancho Bernardo Community should remain as open space.

Rancho Bernardo is unique in that the primary developer (AVCO), in accordance with City Council Policy regarding parks within this community, accepted full responsibility for the provision of community recreational facilities in accordance with the standards of the General Plan. To date, these facilities include an extensive inventory, which exceeds what is normally provided in standard neighborhood parks.

Privately developed recreation centers have been established on approximately 54 acres throughout the community and are owned and maintained by the homeowners associations. Other private recreational facilities including swimming pools, tennis courts and play areas have been developed in multi-family residential projects throughout the community.

Rancho Bernardo is also served by a recreation center and park which are located on 38 acres that offer two play areas, eight ballfields, two outdoor basketball courts, six tennis courts, areas for lawn bowling, a gazebo a senior center, a dog park, and an indoor gymnasium.

The current Rancho Bernardo Community warrants approximately 123 population-based park acres based on the General Plan guidelines and the SANDAG 2030 (Appendix C; Year 2030) total population forecast. The required park acreage at full community development is calculated as follows:

$$\begin{aligned} &18,008 \text{ housing units} \times 2.43 \text{ persons per household} = 43,759 \\ &43,759 / 1,000 \text{ persons} \times 2.8 \text{ acres} = 123 \text{ acres} \end{aligned}$$

It has been determined that one additional identified acre of park land and two additional unidentified acres of park land will be used to meet the needs of future residents as identified in the adopted community plan. These proposed parks are further described in Table 1.

### **Fire Protection**

Fire Station No. 33 serves the Rancho Bernardo Community and its surrounding areas. Station 33 is located at 16966 Bernardo Center Drive and opened in 1970. Enhancements to the facility were successfully completed during Fiscal Year 2010.

### **Library**

Library services for the Rancho Bernardo Community are provided by the Rancho Bernardo Branch Library located at 17110 Bernardo Center Drive. A 2,500 square-foot expansion to the existing branch library is recommended to serve the community.

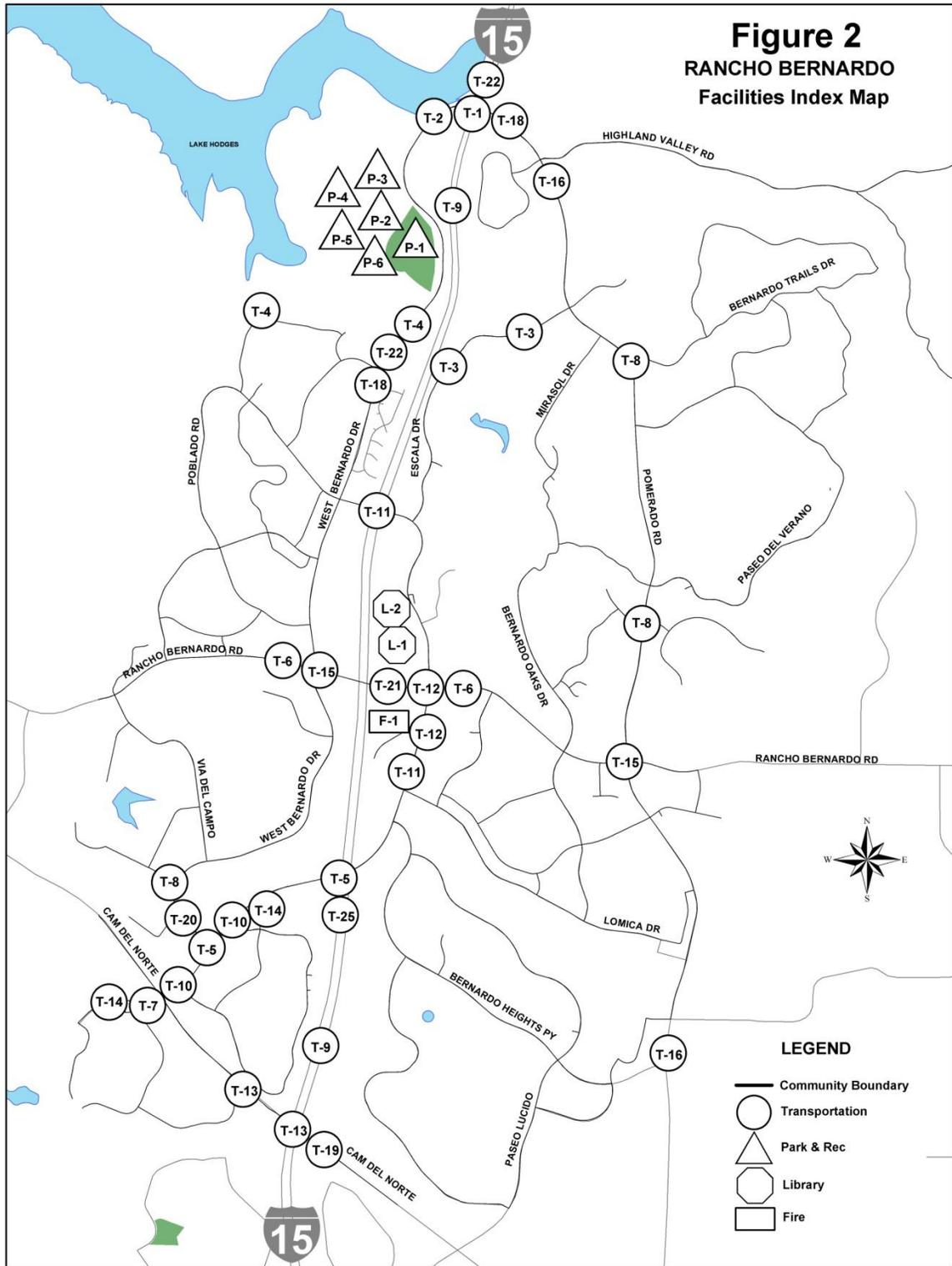
### **Police Protection**

The San Diego Police Department's Northeastern Area Storefront, located at 17110 Bernardo Center Drive, 2<sup>nd</sup> Floor, serves the Rancho Bernardo Community.

## **Summary of Public Facilities Needs**

The projects listed in Table 1 are subject to revision in conjunction with Council adoption of the annual Capital Improvements Program Budget. Depending on priorities and availability of resources, changes to these projects are possible from year to year. In addition, the City may amend this Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.

## FACILITIES INDEX MAP



## **Rancho Bernardo - Public Facilities Financing Plan**

### **Financing Strategy**

The City has a variety of potential funding sources for financing public facilities, which will be provided, in part by developers, as part of the development process. Potential other methods for financing public facilities are listed below:

- A. DEVELOPMENT IMPACT FEES (DIF)
- B. TRANSNET, GAS TAX
- C. ASSESSMENT DISTRICTS
- D. LANDSCAPING AND LIGHTING ACTS
- E. GENERAL OBLIGATION BOND ISSUES
- F. CERTIFICATES OF PARTICIPATION (COP)
- G. LEASE REVENUE BONDS
- H. BUSINESS LICENSE TAX REVENUE\*
- I. CAPITAL OUTLAY (LEASE REVENUE)
- J. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
- K. FRANCHISE FEE REVENUE\*
- L. LOCAL TRANSPORTATION FUND
- M. MOTOR VEHICLE LICENSE FEE (MVLFF) REVENUE\*
- N. PARKING VIOLATION REVENUE\*
- O. PARKING METER REVENUE\*
- P. PROPERTY TAX REVENUE\*
- Q. TRANSIENT OCCUPANCY TAX (TOT)\*
- R. ANNUAL ALLOCATIONS
- S. PRIVATE CONTRIBUTIONS
- T. UTILITY USERS TAX
- U. SPECIAL TAXES FOR FIRE AND POLICE PROTECTION
- V. SPECIAL TAXES FOR PUBLIC LIBRARIES
- W. PARK AND PLAYGROUND ACT OF 1909
- X. GRANTS

\*These funds are currently allocated for general City operations, but may be used for capital improvements.

**A. DEVELOPMENT IMPACT FEES (DIF)** - Development Impact Fees are a method whereby the impact of new development upon the infrastructure is assessed, and, a fee system developed and imposed on developers to mitigate the impact of new development. DIF cannot be used for demand resulting from existing development. Impact fees are collected at the time of building permit issuance. Funds collected are deposited in a special interest bearing fund and can only be used for identified facilities serving the community in which they were collected. As sufficient funds are collected, the City proceeds with a construction program. Use of impact fees is one of the financing methods recommended for public facilities.

**B. TRANSNET, GAS TAX**, and other programs such as a state-local partnership program may provide funds for community transportation projects. These funds will be allocated annually and

may be used to fund a portion of the long-range capital need for future transportation improvements.

**C. ASSESSMENT DISTRICTS** - Special assessment financing, using 1913/1915 Assessment Acts or a Mello-Roos District could be used as a supplementary or alternative method of financing some facilities. A Mello-Roos District requires a 2/3 voter approval for passage. Other assessment districts generally require the support of the majority of the community. If an assessment is subject to Proposition 218, then it would require a 2/3 vote.

**D. LANDSCAPING AND LIGHTING ACTS** - Funds may be used for parks, recreation, open space, installation/construction of planting and landscaping, street lighting facilities, and maintenance. These ballot measures require a 2/3 voter approval for passage.

**E. GENERAL OBLIGATION BOND ISSUES** - Cities, counties and school districts may issue these bonds to finance land acquisition and capital improvements. The bonds are repaid with the revenues from increased property taxes. Bond issuance requires 2/3-voter approval for passage.

**F. CERTIFICATES OF PARTICIPATION (COP)** - These funds may only be used for land acquisition and capital improvements. City Council approval is required and a funding source for Debt Service must be identified.

**G. LEASE REVENUE BONDS** - These funds may be only used for capital improvements. City Council approval is required.

**H. BUSINESS LICENSE TAX REVENUE** - These funds are currently allocated for general City operations; but may be used for capital improvements. City Council approval is required.

**I. CAPITAL OUTLAY (LEASE REVENUE)** - These funds are to be used for capital improvements. City Council approval is required.

**J. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)** - This is a federal grant that is applied for annually. Applications are reviewed annually; City Council and HUD approval are required.

**K. FRANCHISE FEE REVENUE** - The City collects franchise funds from San Diego Gas and Electric and cable companies for use of City right-of-way. These funds are currently allocated for general City operations; but may be used for capital improvements. City Council approval is required.

**L. LOCAL TRANSPORTATION FUND** - These funds are applied for and are used only for bikeway projects. City Council and federal approval are required.

**M. MOTOR VEHICLE LICENSE FEE (MVLFF) REVENUE** - The state allocates a portion of vehicle license fee revenue to local governments. These funds are currently allocated for general City operations; but may be used for capital projects. City Council approval is required.

**N. PARKING VIOLATION REVENUE** - These funds are currently allocated for general City operations; but may be used for capital improvements. City Council approval is required.

**O. PARKING METER REVENUE** - These funds are currently allocated for general City operations; but may be used for capital improvements. City Council approval is required.

**P. PROPERTY TAX REVENUE** - Property owners are taxed one percent of the assessed value of the property. The City receives approximately 17 percent of the one percent. These funds are currently allocated for general City operations; but may be used for capital improvements. City Council approval is required.

**Q. TRANSIENT OCCUPANCY TAX (TOT)** - The City's hotel tax is 10.5 percent and is currently allocated annually to eligible (tourist-related) organizations that request funding and to tourist related City activities; but may be used for capital improvements. City Council approval is required.

**R. ANNUAL ALLOCATIONS** - In the years prior to the passage of Proposition 13, the City was able to respond to community facility needs by using a portion of sales tax revenue to support the Capital Improvements Program. This has not been possible for some time. However, if other revenues are increased, annual allocations could again be used to fund some capital facilities. This is a recommended method of funding some park and recreation facilities and transportation improvements. City Council approval is required.

**S. PRIVATE CONTRIBUTIONS** - Any private donations received by the City for capital improvements. City Council approval is required.

**T. UTILITY USERS TAX** - These funds may be used for any general City operation or capital improvement. These require 2/3 voter approval for passage.

**U. SPECIAL TAXES FOR FIRE AND POLICE PROTECTION** - These funds may only be used for fire and police activities. These require 2/3 voter approval for passage.

**V. SPECIAL TAXES FOR PUBLIC LIBRARIES** - These funds may only be used for libraries and library improvements. These require 2/3 voter approval for passage.

**W. PARK AND PLAYGROUND ACT OF 1909** - These funds may be used for parks, urban open-space land, playground, and library facilities. These require 2/3 voter approval for passage.

**X. GRANTS** - Grants are available and applied for from the federal government, state and other agencies.

**General Assumptions and Conditions**

In connection with the application of the following methods of financing, these general assumptions and conditions would apply:

1. Developers will be required to provide facilities that are normally provided within the subdivision process as a condition of tentative subdivision map approval. These projects include but are not limited to traffic signals, local roads, and the dedication or preservation of open space located within the proposed development(s).
2. Non-residential development will be charged DIF for infrastructure including transportation, fire-rescue, and utility facilities. However, non-residential development will not be charged for park and recreation or library facilities since those facilities primarily serve the residential component of the Rancho Bernardo Community. In the future, if a basis is developed for charging non-residential development for the cost of park and recreation and library facilities, appropriate fair share may be evaluated.
3. Any project-specific community plan amendments may result in additional fees being charged on an ad hoc basis.
4. Additional fees may be imposed on discretionary projects on a case-by-case basis in order to meet the standard of 2.8 acres of parkland per 1,000 population set forth in the General Plan, or to otherwise fully account for a project's public facilities impacts.
5. The park and library fee distribution between residential and non-residential development will be reviewed each time findings are made for discretionary projects to charge non-residential development for parks and the library.
6. Abutting property owners are responsible for frontage improvements such as sidewalks, curbs, and gutters.
7. The DIF is due at the time of building permit issuance.
8. DIF funds collected will be placed in a separate fund with interest earnings accumulated for use in the community planning area for identified facilities.
9. Periodic reviews may be performed to evaluate performance of the program and to consider the continuing commitments related to the completion of needed facilities. Project costs and charges would be evaluated for all portions of the program.

## **Development Impact Fee Determination**

### **Background**

In 1987, staff developed and recommended DIF for 28 urbanized communities. The City Council adopted the recommended fees, including those for the Rancho Bernardo Community Planning Area, to help mitigate the impact of new development on public facilities. All undeveloped and underdeveloped parcels are subject to Development Impact Fees (DIF). Monies collected are placed in a City interest-accruing fund to be used only for capital improvements serving the Rancho Bernardo Community.

The Rancho Bernardo Community Plan area is near full development. As such, DIF will provide only a portion of the financing needed for the facilities proposed in this Financing Plan. The remaining identified public improvements will require other funding sources.

### **Distribution of Project Costs and Fee Determination**

DIF are based on the extent or degree to which each type of development generates a demand for, or receives benefit from, the various public facilities. For example, all development generates vehicular traffic and demand for fire-rescue services, and thus, on an equitable basis, should share in the cost of transportation and fire projects. Residential development also generates demand for park and recreation and library facilities. Non-residential development may also create a need for parks or libraries, and may be charged fees for those facilities on an ad hoc basis, as appropriate.

DIF were determined for the various categories of needed public facilities based on total amount of development at community plan build-out and on the basis of additional public facilities needed at community plan build-out. The DIF basis includes all eligible project needs except those identified as subdivider funded. The fees also include an 8 percent charge to cover City administrative costs.

### **Transportation Component**

There is a clear relationship between the use of transportation facilities and the generation of vehicular trips based upon land use. In the report "San Diego Traffic Generators," authored by CALTRANS and SANDAG, the traffic generated by various classes of use is detailed. This report summarizes data collected at major regional traffic generators as well as neighborhood and local traffic generators in the San Diego area. Traffic counts taken at each facility are related to various characteristics of the facility such as size, type of use, number of employees, floor area, parking spaces, or number of persons. The Rancho Bernardo Community Planning Area is an Urbanized Lands area; therefore, the majority of the development is infill. Therefore, multi-family residential development is assumed for Rancho Bernardo.

The residential portion of the impact fee reflects an average daily trip (ADT) factor of seven (7) as a basis for determining the DIF. A considerable range has been found for traffic generation in non-residential developments depending on the character and use of the property. Therefore, the DIF for non-residential development is determined by ADTs generated by the development. Accordingly, the residential portion of the impact fee reflects an average (less than 20 dwelling

units: 8 trips/dwelling unit; more than 20 dwelling units: 6 trips/dwelling unit) vehicle trip rate of 7 as a basis for determining the DIF.

Transportation projects included in the basis for the DIF have been determined to be consistent with the Community Plan. The transportation improvements are laid out to design standards and material quantities are determined (e.g., the length of curbs and gutters, and square footage of retaining walls and sidewalks, etc.). Unit prices are then applied to the quantities, which are guided by the median prices received on current City construction bid documents. The unit pricing list for transportation projects is included in Appendix A-1.

Using the approved land use intensity and trip generation rates, the total number of trips at full community plan development is estimated to be 299,391. An analysis of the DIF eligible transportation improvements required for full community development totals \$44,098,210. This cost divided by 299,391 ADTs results in an average daily trip for transportation facilities, including administrative costs of 8%, of \$159 per trip or \$1,113 per dwelling unit. The fee per dwelling unit is calculated using the per trip rate times 7. These amounts will be paid by all future development.

### **Park Component**

Park needs are based on population, which is derived from the number of dwelling units estimated at full community development. Non-residential development projects may, with appropriate findings in the future, also participate in funding a pro rata share of park facilities. For this Financing Plan, park estimates are based on the cost estimate breakdown for park and recreation projects as described in Appendix B-1.

Allocating the total park and recreation facility costs of \$20,108,043 to the total dwelling units (18,008) forecasted in SANDAG 2030 (Appendix C; Year 2030), results in an impact fee, including 8% administrative costs, of \$1,206 per dwelling unit.

### **Library Component**

Library needs are based on population, which is derived from the number of dwelling units estimated at full community development. Therefore, only residential development is charged a DIF for library facilities. Non-residential development may be charged additional fees on an ad hoc basis for library facilities, as appropriate.

Library services will be provided by the Rancho Bernardo Branch Library located on Bernardo Center Drive. A 2,500 square feet expansion to the existing branch library is planned for the near future.

Allocating the total library costs only to residential development results in an impact fee of \$575 per dwelling unit. This was calculated by dividing the total needed library facilities costs of \$9,592,463 by the number of dwelling units at full community development (18,008), including 8% for administrative costs.

**Fire Component**

The fire component of the DIF relates to the cost of providing fire facilities to adequately provide fire protection services to both residential and non-residential development within the community. Residential impact fees are based on an average cost per dwelling unit. Non-residential development fees are based on the average cost per 1,000 square-feet of gross building area.

Using the total amount of development, both residential and non-residential (approximately 79,122,680 square feet), and the Rancho Bernardo cost of needed fire facilities \$1,147,020, the resulting impact fee is \$16 per dwelling unit and \$16 per thousand square feet of non-residential development. This was calculated by dividing total fire requirements for Rancho Bernardo of \$1,147,020 by 79,122, including 8% for administrative costs.

### **Rancho Bernardo Development Impact Fee Schedule**

The resulting impact fees for the Rancho Bernardo Community Planning Area are as follows:

<b>RESIDENTIAL DEVELOPMENT</b>					<b>NON-RESIDENTIAL DEVELOPMENT</b>	
Transportation	Park	Library	Fire	Total Per Residential Unit	Transportation	Fire
\$ Per Residential Unit					\$/Trip	\$/1,000 Sq. Ft. of Gross Building Area
<b>\$1,113</b>	<b>\$1,206</b>	<b>\$575</b>	<b>\$16</b>	<b>\$2,910</b>	<b>\$159</b>	<b>\$16</b>

TABLE 1  
**RANCHO BERNARDO - FACILITIES SUMMARY**  
 FISCAL YEAR 2014

PROJEC T NO.	PROJECT TITLE	PAGE NO.	TOTAL ESTIMATED COST	BASIS FOR DIF	IDENTIFIED FUNDING (\$)	FUNDING SOURCE(S)
<b><u>TRANSPORTATION PROJECTS</u></b>						
T-1	ESCALA DRIVE (SMOKESIGNAL DRIVE) EXTENSION	17	\$5,912,440	\$5,912,440	\$0	UNIDENTIFIED
T-2	TRAFFIC SIGNALS - VARIOUS LOCATIONS	18	\$1,395,821	\$1,395,821	\$585,821	UNIDENTIFIED / DIF*
T-3	BERNARDO CENTER DRIVE - CLOUDCREST DRIVE TO WEST BERNARDO DRIVE	19	\$2,360,488	\$2,360,488	\$0	UNIDENTIFIED
T-4	BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS	20	\$1,533,000	\$940,000	\$940,000	BMR / SUBDIVIDER/ CALTRANS*
T-5	WEST BERNARDO DRIVE - ADANZA WAY TO I-15	21	\$23,992,924	\$23,992,924	\$1,510,000	UNIDENTIFIED / TRANSNET
T-6	RANCHO BERNARDO ROAD WIDENING (I-15 EAST TO BERNARDO CENTER DRIVE - ADD TWO LANES)	22	\$1,327,008	\$0	\$1,327,008	BMR*
T-7	WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL ROAD)	23	\$2,786,591	\$0	\$2,786,591	BMR*
T-8	I-15/HIGHLAND VALLEY ROAD INTERCHANGE	24	\$7,254,600	\$7,254,600	COMPLETED	CALTRANS
T-9	WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS	25	\$220,000	\$0	COMPLETED	BMR*
T-10	ESCALA DRIVE SIDEWALK	26	\$138,652	\$138,652	COMPLETED	DIF*
T-11	BERNARDO CENTER DRIVE RAISED MEDIANS	27	\$600,000	\$600,000	COMPLETED	TRANSNET / DIF / GASTAX*
T-12	RANCHO BERNARDO ROAD WIDENING (WEST BERNARDO DRIVE)	28	\$7,855,622	\$0	COMPLETED	BMR*
T-13	CAMINO DEL NORTE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS	29	\$2,103,708	\$0	COMPLETED	BMR*
T-14	INTERSTATE 15 - LIGHT RAIL TRANSIT ALIGNMENT STUDY	30	\$10,000	\$10,000	COMPLETED	DIF*
T-15	BERNARDO CENTER DRIVE (NORTH) TRAFFIC SIGNAL INTERCONNECT	31	\$26,000	\$26,000	COMPLETED	CMAQ*
T-16	CAMINO DEL NORTE SIDEWALK - PASEO MONTANOSO TO I-15	32	\$96,300	\$96,300	COMPLETED	UNKNOWN*
T-17	BERNARDO CENTER DRIVE (WEST) TRAFFIC SIGNAL INTERCONNECT	33	\$82,390	\$82,390	COMPLETED	CMAQ*
T-18	TRAFFIC SIGNAL INTERCONNECT AND CENTRAL COMMUNICATIONS	34	\$750,000	\$750,000	COMPLETED	CMAQ*
T-19	POMERADO ROAD TRAFFIC SIGNAL INTERCONNECT	35	\$538,595	\$538,595	COMPLETED	CMAQ / DIF*
T-20	CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS	36	\$11,482,000	\$0	COMPLETED	SUBDIVIDER / BMR*
T-21	WEST BERNARDO DRIVE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS	37	\$701,450	\$0	COMPLETED	BMR*
T-22	BERNARDO CENTER DRIVE FROM TOWNE CENTER DRIVE TO I-15	38	\$20,612	\$0	REMOVED	OTHER*
<b>TOTAL - TRANSPORTATION PROJECTS</b>			<b>\$71,167,589</b>	<b>\$44,098,210</b>	<b>\$7,149,420</b>	

TABLE 1  
**RANCHO BERNARDO - FACILITIES SUMMARY**  
 FISCAL YEAR 2008

PROJEC T NO.	PROJECT DESCRIPTION	PAGE NO.	ESTIMATED PROJECT COST	BASIS FOR DIF	IDENTIFIED FUNDING (\$)	IDENTIFIED FUNDING SOURCE(S)
<b><u>PARK PROJECTS</u></b>						
P-1	RANCHO BERNARDO COMMUNITY PARK - LAND ACQUISITION	39	\$2,700,000	\$2,700,000	\$0	UNIDENTIFIED
P-2	RANCHO BERNARDO COMMUNITY PARK -AQUATIC COMPLEX	40	\$6,200,000	\$6,200,000	\$0	UNIDENTIFIED
P-3	RANCHO BERNARDO COMMUNITY PARK - TENNIS COURTS	41	\$501,557	\$501,557	\$0	UNIDENTIFIED
P-4	RANCHO BERNARDO COMMUNITY PARK - SPORTS FIELD LIGHTING	42	\$870,000	\$870,000	\$870,000	DIF*
P-5	RANCHO BERNARDO PUBLIC PARK	43	\$6,862,000	\$6,862,000	\$0	UNIDENTIFIED
P-6	RANCHO BERNARDO COMMUNITY PARK RECREATION CENTER	44	\$2,084,486	\$2,084,486	COMPLETED	PARK FEES
P-7	RANCHO BERNARDO COMMUNITY PARK - ACQUISITION AND OFF-LEASH AREA	45	\$890,000	\$890,000	COMPLETED	STATE
<b>TOTAL-PARK PROJECTS</b>			<b>\$20,108,043</b>	<b>\$20,108,043</b>	<b>\$870,000</b>	
<b><u>LIBRARY PROJECTS</u></b>						
L-1	RANCHO BERNARDO LIBRARY EXPANSION	46	\$3,504,700	\$3,504,700	\$37,018	UNIDENTIFIED / LIBRARY SYSTEM IMPROVEMENT
L-2	RANCHO BERNARDO BRANCH LIBRARY	47	\$6,087,763	\$6,087,763	COMPLETED	VARIOUS*
<b>TOTAL-LIBRARY PROJECTS</b>			<b>\$9,592,463</b>	<b>\$9,592,463</b>	<b>\$37,018</b>	
<b><u>FIRE PROJECTS</u></b>						
F-1	FIRE STATION NO. 33 - RANCHO BERNARDO	53	\$1,147,020	\$1,147,020	COMPLETED	DIF / CAPITAL OUTLAY*
<b>TOTAL-FIRE PROJECTS</b>			<b>\$1,147,020</b>	<b>\$1,147,020</b>	<b>\$0</b>	
<b>TOTAL-ALL PROJECTS</b>			<b>\$102,015,115</b>	<b>\$74,945,736</b>	<b>\$8,056,438</b>	

\*SEE PROJECT SHEET.

***TRANSPORTATION PROJECTS***

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** ESCALA DRIVE (SMOKESIGNAL DRIVE) EXTENSION

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-1

**CIP NO.:**

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE EXTENSION OF ESCALA DRIVE TO A TWO-LANE COLLECTOR LINKING THE EXISTING ESCALA DRIVE WITH ALBORADA DRIVE AND WEST BERNARDO DRIVE.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$5,912,440	UNIDENTIFIED								
\$5,912,440	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** TRAFFIC SIGNALS - VARIOUS LOCATIONS

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-2  
**COUNCIL DISTRICT:** 5  
**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT CONSISTS OF THE INSTALLATION OF TRAFFIC SIGNALS AT VARIOUS LOCATIONS:

LOCATION	COST	CIP NO.	STATUS
TECHNOLOGY DR. & W. BERNARDO DR.	\$ 270,000		INCOMPLETE
BERNARDO TRAILS DR. & POMERADO RD.	\$ 270,000		INCOMPLETE
GRANDEE PL. & POMERADO RD.	\$ 270,000		INCOMPLETE
RANCHO BERNARDO RD. & VIA DEL CAMPO	\$ 65,978	26-963.4	COMPLETED
RANCHO BERNARDO RD. AND MATINAL RD.	\$ 31,308	26-963.9	COMPLETED
W. BERNARDO DR. TO MATINAL RD.	\$ 70,064	26-964.5	COMPLETED
PASEO DEL VERANO NORTE & POMERADO	\$ 92,327	62-922.1	COMPLETED
ESCALA DR. & BERNARDO CENTER DR.	\$ 16,622	62-922.2	COMPLETED
ACENA DR. & RANCHO BERNARDO DR.	\$ 65,897	62-275.2	COMPLETED
AVENIDA LA VALENCIA & POMERADO ROAD	\$ 193,625	62-275.9	COMPLETED
VIA DEL CAMPO & WEST BERNARDO DRIVE	\$ 50,000	28-183.7	COMPLETED

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** INCOMPLETE PROJECTS WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$810,000	UNIDENTIFIED								
\$585,821	DIF*								
<b>\$1,395,821</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*DEVELOPMENT IMPACT FEES

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** BERNARDO CENTER DRIVE - CLOUDCREST DRIVE TO WEST BERNARDO DRIVE

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-3

**CIP NO.:**

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE WIDENING OF BERNARDO CENTER DRIVE TO A SIX-LANE MAJOR STREET FROM CLOUDCREST DRIVE TO WEST BERNARDO DRIVE, INCLUDING BIKE LANES.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$2,360,488	UNIDENTIFIED								
\$2,360,488	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

TITLE: **BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS**

DEPARTMENT: TRANSPORTATION & STORM WATER

PROJECT: T-4

CIP NO.:

COUNCIL DISTRICT: 5

COMMUNITY PLAN: RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT WILL DESIGN AND CONSTRUCT IMPROVEMENTS AT THE INTERCHANGE OF BERNARDO CENTER DRIVE AT I-15 INCLUDING IMPROVEMENTS TO THE NORTHBOUND I-15 RAMPS CONSISTING OF DUAL LEFT TURN LANES FROM EACH APPROACH AND AN EXCLUSIVE RIGHT TURN LANE FOR THE WESTBOUND MOVEMENT. THIS PROJECT ALSO INCLUDES A SOUTHBOUND RIGHT TURN LANE FROM I-15 TO BERNARDO CENTER DRIVE.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** SUBDIVIDER FUNDING SUBJECT TO PRIVATE AGREEMENTS BETWEEN THE DEVELOPERS OF BLACK MOUNTAIN RANCH (BMR) AND DEVELOPERS IN SANTA FE VALLEY AND 4S RANCH IN THE COUNTY OF SAN DIEGO.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$ 940,000	CALTRANS								
\$ 341,000	SUBDIVIDER								
\$ 252,000	BMR*								
<b>\$1,533,000</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*BLACK MOUNTAIN RANCH PFFP PROJECT T-46

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** WEST BERNARDO DRIVE - ADANZA WAY TO I-15

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-5

**CIP NO.:** 52-489.0

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE WIDENING OF WEST BERNARDO DRIVE WHICH WILL BE DONE IN TWO PHASES. PHASE I PROVIDED FOR THE INSTALLATION OF A TRAFFIC SIGNAL AND STREET WIDENING TO A TWO LANE COLLECTOR AT THE INTERSECTION/ENTRANCE TO CASA DE LAS CAMPANAS RESIDENTIAL CARE FACILITY. THE ENTRANCE TO THE COMMUNITY PARK WAS ALSO REALIGNED AND CURB AND GUTTERS WERE INSTALLED. PHASE II OF THIS PROJECT WILL WIDEN WEST BERNARDO DRIVE TO A FOUR-LANE MAJOR STREET FROM ANDANZA WAY TO I-15, INCLUDING CURB AND GUTTER, SIDEWALK AND CLASS III BICYCLE LANES.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** PHASE I IS COMPLETE. PHASE II WILL BE COMPLETED ONCE FUNDING HAS BEEN IDENTIFIED.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$22,482,924	UNIDENTIFIED								
\$1,510,000	TRANSNET								
<b>\$23,992,924</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**RANCHO BERNARDO ROAD WIDENING (I-15 EAST TO BERNARDO CENTER DRIVE -  
ADD TWO LANES)**

TITLE:

DEPARTMENT: TRANSPORTATION & STORM WATER

**PROJECT:** T-6

COUNCIL DISTRICT: 5

CIP NO.:

COMMUNITY PLAN: RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT WILL DESIGN AND CONSTRUCT THE ADDITION OF TWO LANES TO THE EXISTING FOUR-LANE PORTION OF RANCHO BERNARDO ROAD BETWEEN THE I-15 NORTHBOUND RAMPS AND BERNARDO CENTER DRIVE TO ATTAIN THE SIX LANE MAJOR CROSS SECTION IDENTIFIED IN THE ADOPTED COMMUNITY PLAN.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** SUBDIVIDER FUNDING SUBJECT TO PRIVATE AGREEMENTS BETWEEN THE DEVELOPERS OF BLACK MOUNTAIN RANCH (BMR) AND DEVELOPERS IN SANTA FE VALLEY AND 4S RANCH IN THE COUNTY OF SAN DIEGO.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$ 1,327,008	BMR*								
<b>\$1,327,008</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*BLACK MOUNTAIN RANCH PFFP PROJECT T-40

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

TITLE: **WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL ROAD)**

DEPARTMENT: TRANSPORTATION & STORM WATER

**PROJECT:** T-7

COUNCIL DISTRICT: 5

CIP NO.:

COMMUNITY PLAN: RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT WILL DESIGN AND CONSTRUCT SPOT WIDENING TO ALLOW TWO THROUGH LANES, BIKE LANES AND ADDITIONAL WIDTH AT INTERSECTIONS WITH PARK ENTRANCES TO WEST BERNARDO ROAD BETWEEN THE I-15 SOUTHBOUND RAMPS SOUTHWARD TO AGUAMIEL ROAD.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** SUBDIVIDER FUNDING SUBJECT TO PRIVATE AGREEMENTS BETWEEN THE DEVELOPERS OF BLACK MOUNTAIN RANCH (BMR) AND DEVELOPERS IN SANTA FE VALLEY AND 4S RANCH IN THE COUNTY OF SAN DIEGO.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$ 2,786,591	BMR*								
<b>\$2,786,591</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*BLACK MOUNTAIN RANCH PFFP PROJECT T-43

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** I-15/HIGHLAND VALLEY ROAD INTERCHANGE

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-8

**CIP NO.:**

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT WAS BUILT IN TWO PHASES: FOUR-LANE BRIDGE WITH RAMPS AND ASSOCIATED TRAFFIC SIGNALS ON THE EAST AND WEST ENDS OF THE BRIDGE (PHASE 1). WIDEN POMERADO ROAD FROM EASTERLY RAMP INTERSECTION TO HIGHLAND VALLEY ROAD (PHASE 2).

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED** PHASE 1 WAS COMPLETED BY CALTRANS AND PHASE 2 WAS COMPLETED BY THE CITY.

**FUNDING:** \$ 6,000,000 (CALTRANS)  
\$ 1,254,600 (FUNDING INFORMATION NOT AVAILABLE)  
**\$ 7,254,600 TOTAL**

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-9

**CIP NO.:**

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDED IMPROVEMENTS AT THE WEST BERNARDO DRIVE APPROACH TO THE I-15 SOUTHBOUND RAMPS PROVIDED SIGNALIZATION AND PROVIDED A TRANSITION OF THE IMPROVEMENTS ON WEST BERNARDO ROAD TO THE SOUTH.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED** THIS PROJECT WAS COMPLETED BY SUBDIVIDER.

**FUNDING:** \$ 220,000 (BLACK MOUNTAIN RANCH PFFP PROJECT T-44)

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** ESCALA DRIVE SIDEWALK

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-10

**CIP NO.:** 52-472.0

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDED 750 FEET OF SIDEWALK ON THE EAST SIDE OF ESCALA DRIVE FROM BERNARDO GREENS UNIT 25 AND THE EASTVIEW UNITS SUBDIVISION.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED** THIS PROJECT IS COMPLETE.

**FUNDING:** \$ 138,652 (DEVELOPMENT IMPACT FEES)

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:**                   **BERNARDO CENTER DRIVE RAISED MEDIANS**

**DEPARTMENT:**       TRANSPORTATION & STORM WATER

**PROJECT:**                   T-11

**CIP NO.:**               52-651.0

**COUNCIL DISTRICT:**     5

**COMMUNITY PLAN:**     RANCHO BERNARDO

**DESCRIPTION:**       THIS PROJECT PROVIDED THE CONSTRUCTION OF MEDIANS FROM I-15 TO WEST BERNARDO DRIVE.

**JUSTIFICATION:**    THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED**         THIS PROJECT IS COMPLETE.

<b><u>FUNDING:</u></b>	\$	428,527	(TRANSNET)
	\$	170,000	(DEVELOPMENT IMPACT FEES)
	\$	1,473	(GASTAX)
	<b>\$</b>	<b>600,000</b>	<b>TOTAL</b>

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** RANCHO BERNARDO ROAD WIDENING (WEST BERNARDO DRIVE)

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-12

**CIP NO.:**

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT ADDED TWO LANES TO RANCHO BERNARDO ROAD AND I-15 SOUTHBOUND RAMPS TO ATTAIN THE SIX-LANE MAJOR CROSS SECTION IDENTIFIED IN THE ADOPTED COMMUNITY PLAN.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED** THIS PROJECT WAS COMPLETED BY SUBDIVIDER.

**FUNDING:** \$ 7,855,622 (BLACK MOUNTAIN RANCH PFFP PROJECT T-39)

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**CAMINO DEL NORTE AT BERNARDO CENTER DRIVE INTERSECTION  
IMPROVEMENTS**

TITLE:

DEPARTMENT: TRANSPORTATION & STORM WATER

**PROJECT:** T-13

CIP NO.:

COUNCIL DISTRICT: 5

COMMUNITY PLAN: RANCHO BERNARDO

**DESCRIPTION:**

THIS PROJECT PROVIDED IMPROVEMENTS AT THE INTERSECTION OF CAMINO DEL NORTE AND BERNARDO CENTER ROAD INCLUDING DUAL LEFT TURNS FROM EACH APPROACH AND FULL USE OF THE THROUGH LANES. IT ALSO PROVIDED RIGHT TURN LANE FOR WESTBOUND TO NORTHBOUND MOVEMENT AND PEDESTRIAN BRIDGE OVER CAMINO DEL NORTE.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED**

THIS PROJECT WAS COMPLETED BY SUBDIVIDER.

**FUNDING:**

\$ 2,103,708 (BLACK MOUNTAIN RANCH PFFP PROJECT T-37)

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** INTERSTATE 15 - LIGHT RAIL TRANSIT ALIGNMENT STUDY

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-14

**CIP NO.:** 27-717.8

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THE STUDY WAS A FEASIBILITY STUDY TO DEFINE THE ALIGNMENT FOR A LIGHT RAIL TRANSIT LINE IN THE I-15 CORRIDOR.

**JUSTIFICATION:** THIS WAS RANCHO BERNARDO'S SHARE OF THE STUDY AND IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED** THIS PROJECT IS COMPLETE.

**FUNDING:** \$ 10,000 (DEVELOPMENT IMPACT FEES)

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:**                   **BERNARDO CENTER DRIVE (NORTH) TRAFFIC SIGNAL INTERCONNECT**

**DEPARTMENT:**       TRANSPORTATION & STORM WATER

**PROJECT:**               T-15

**CIP NO.:**

**COUNCIL DISTRICT:**   5

**COMMUNITY PLAN:**   RANCHO BERNARDO

**DESCRIPTION:**       THIS PROJECT PROVIDED THE INTERCONNECTION OF THE TRAFFIC SIGNALS ON BERNARDO CENTER DRIVE FROM RANCHO BERNARDO ROAD TO BERNARDO PLAZA DRIVE.

**JUSTIFICATION:**     THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED**           THIS PROJECT IS COMPLETE.

**FUNDING:**           \$    26,000 (CONGESTION MITIGATION AIR QUALITY)

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** CAMINO DEL NORTE SIDEWALK - PASEO MONTANOSO TO I-15

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-16

**CIP NO.:**

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDED SIDEWALKS ON THE NORTH SIDE OF CAMINO DEL NORTE FROM PASEO MONTANOSO TO THE I-15 SOUTHBOUND OFF-RAMP.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED** THIS PROJECT IS COMPLETE.

**FUNDING:** \$ 96,300 (FUNDING INFORMATION NOT AVAILABLE)

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:**                   **BERNARDO CENTER DRIVE (WEST) TRAFFIC SIGNAL INTERCONNECT**

**DEPARTMENT:**       TRANSPORTATION & STORM WATER

**PROJECT:**               T-17

**CIP NO.:**

**COUNCIL DISTRICT:**   5

**COMMUNITY PLAN:**   RANCHO BERNARDO

**DESCRIPTION:**       THIS PROJECT PROVIDED FOR THE INTERCONNECTION OF THE TRAFFIC SIGNALS ALONG BERNARDO CENTER DRIVE FROM AVENIDA ABEJA TO CLOUDCREST DRIVE.

**JUSTIFICATION:**     THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED**           THIS PROJECT IS COMPLETE.

**FUNDING:**           \$    82,390 (CONGESTION MITIGATION AIR QUALITY)

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** TRAFFIC SIGNAL INTERCONNECT AND CENTRAL COMMUNICATIONS

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-18

**CIP NO.:** 62-327.0

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDED FOR TRAFFIC SIGNAL INTERCONNECT AND CENTRAL COMMUNICATIONS TO 37 TRAFFIC SIGNALS IN THE RANCHO BERNARDO COMMUNITY.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED** THIS PROJECT IS COMPLETE.

**FUNDING:** \$ 750,000 (CONGESTION MITIGATION AIR QUALITY)

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** POMERADO ROAD TRAFFIC SIGNAL INTERCONNECT

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-19

**CIP NO.:** 62-275.7

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDED FOR AN INTERCONNECT FOR THE TRAFFIC SIGNALS ALONG POMERADO ROAD FROM BERNARDO HEIGHTS PARKWAY TO HIGHLAND VALLEY ROAD.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED** THIS PROJECT IS COMPLETE.

**FUNDING:**

\$	450,000	(CONGESTION MITIGATION AIR QUALITY)
\$	88,595	(DEVELOPMENT IMPACT FEES)
\$	<b>538,595</b>	<b>TOTAL</b>

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-20

**CIP NO.:**

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDED IMPROVEMENTS TO THE INTERCHANGE AT I-15 AND CAMINO DEL NORTE TO ACHIEVE DUAL LEFT TURN LANES FROM CAMINO DEL NORTE ENTERING I-15 AND SELECTED RAMP WIDENINGS.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED** THIS PROJECT WAS COMPLETED BY SUBDIVIDER.

**FUNDING:**

9,515,000	(SUBDIVIDER)
1,967,000	(BLACK MOUNTAIN RANCH PFFP PROJECT T-38)
<u>\$ 11,482,000</u>	<b>TOTAL</b>

**COMPLETED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**WEST BERNARDO DRIVE AT BERNARDO CENTER DRIVE INTERSECTION  
IMPROVEMENTS**

TITLE:

DEPARTMENT: TRANSPORTATION & STORM WATER

**PROJECT:** T-21

COUNCIL DISTRICT: 5

CIP NO.:

COMMUNITY PLAN: RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDED INTERSECTION IMPROVEMENTS TO PROVIDE ADDITIONAL RIGHT TURNS FROM BERNARDO CENTER DRIVE TO WEST BERNARDO DRIVE, INCLUDING WIDENING.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW DEVELOPMENT.

**SCHEDULED** THIS PROJECT WAS COMPLETED BY SUBDIVIDER.

**FUNDING:** \$ 701,450 (BLACK MOUNTAIN RANCH PFFP PROJECT T-45)

**COMPLETED**



***PARK & RECREATION PROJECTS***

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: RANCHO BERNARDO COMMUNITY PARK - LAND ACQUISITION**

DEPARTMENT:	PARK AND RECREATION	<b>PROJECT:</b>	P-1
		COUNCIL DISTRICT:	5
CIP NO.:	N/A	COMMUNITY PLAN:	RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE ACQUISITION OF 1 ACRE OF LAND CONTIGUOUS TO THE COMMUNITY PARK CURRENTLY OWNED BY THE CITY OF SAN DIEGO WATER DEPARTMENT, FOR THE PURPOSE OF DEVELOPING A NEW COMMUNITY AQUATIC COMPLEX (PROJECT P-2 IS A COMPANION PROJECT).

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE RANCHO BERNARDO COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$2,700,000	UNIDENTIFIED								
<b>\$2,700,000</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** RANCHO BERNARDO COMMUNITY PARK -AQUATIC COMPLEX

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-2

**CIP NO.:** N/A

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT WOULD PROVIDE FOR THE DESIGN AND CONSTRUCTION OF AN AQUATIC COMPLEX TO SERVE THE RANCHO BERNARDO COMMUNITY (PROJECT P-1 IS A COMPANION PROJECT).

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE RANCHO BERNARDO COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$6,200,000	UNIDENTIFIED								
<b>\$6,200,000</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** RANCHO BERNARDO COMMUNITY PARK - TENNIS COURTS

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-3

**CIP NO.:** N/A

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF TWO ADDITIONAL SECURITY LIGHTING SYSTEMS FOR THE TENNIS COURTS AT THE RANCHO BERNARDO COMMUNITY PARK.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE RANCHO BERNARDO COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$501,557	UNIDENTIFIED								
\$501,557	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** RANCHO BERNARDO PUBLIC PARK

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-5

**CIP NO.:** N/A

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN AND CONSTRUCTION OF TWO ACRES OF PUBLIC PARKS IN THE RANCHO BERNARDO COMMUNITY .

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE RANCHO BERNARDO COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES.

**SCHEDULE:** ACQUISITION, DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$6,862,000	UNIDENTIFIED								
<b>\$6,862,000</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** **RANCHO BERNARDO COMMUNITY PARK RECREATION CENTER**

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-6

**CIP NO.:** 29-349.3

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDED A 14,750 SQUARE FEET RECREATION CENTER.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE RANCHO BERNARDO COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES.

**SCHEDULE:** THIS PROJECT IS COMPLETE.

**FUNDING:**

\$	1,736,236	(SPECIAL PARK FEES)
\$	348,250	(PARK FEES)
<b>\$</b>	<b>2,084,486</b>	<b>TOTAL</b>



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** RANCHO BERNARDO COMMUNITY PARK - ACQUISITION AND OFF-LEASH AREA

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-7

**CIP NO.:** N/A

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDED FOR THE ACQUISITION OF A 2.5 ACRE EXPANSION TO THE RANCHO BERNARDO COMMUNITY PARK AND FOR DESIGN AND CONSTRUCTION OF A FENCED OFF-LEASH AREA FOR DOGS.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE RANCHO BERNARDO COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES.

**SCHEDULE:** THIS PROJECT IS COMPLETE.

**FUNDING:** \$ 890,000 (STATE)



***LIBRARY PROJECTS***

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

TITLE: **RANCHO BERNARDO LIBRARY EXPANSION**

DEPARTMENT: LIBRARY

**PROJECT:** L-1

COUNCIL DISTRICT: 5

CIP NO.:

COMMUNITY PLAN: RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDES FOR A 2,500 SQUARE FEET EXPANSION TO THE EXISTING BRANCH LIBRARY ON BERNARDO CENTER DRIVE. THIS PROJECT IS PART OF THE 21ST CENTURY LIBRARY SYSTEM/LIBRARY DEPARTMENT FACILITY IMPROVEMENT PROGRAM.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** PRELIMINARY STUDIES AND DESIGN CONCEPTS BEGAN IN FISCAL YEAR 2005. DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2010	FY 2011	FY2012	FY 2013	FY 2014	FY 2011
\$	3,467,682	UNIDENTIFIED							
\$	37,018	LSIF*							
<b>\$3,504,700</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*LIBRARY SYSTEM IMPROVEMENT FUND

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** RANCHO BERNARDO BRANCH LIBRARY

**DEPARTMENT:** LIBRARY

**PROJECT:** L-2

**CIP NO.:** 35-084.0

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT PROVIDED A 20,000 SQUARE FEET BRANCH LIBRARY ON BERNARDO CENTER DRIVE.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** THIS PROJECT WAS COMPLETED FY 1995.

**FUNDING**

\$	3,618,975	(STATE)
\$	1,205,100	(CAPITAL OUTLAY FUND)
\$	593,688	(CITY)
\$	400,000	(DEVELOPMENT IMPACT FEES)
\$	270,000	(PRIVATE DONATIONS)
<b>\$</b>	<b>6,087,763</b>	<b>TOTAL</b>



***FIRE-RESCUE PROJECTS***

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** FIRE STATION NO. 33 - RANCHO BERNARDO

**DEPARTMENT:** FIRE DEPARTMENT

**PROJECT:** F-1

**CIP NO:** S-00789

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** RANCHO BERNARDO

**DESCRIPTION:** THIS PROJECT ADDED APPROXIMATELY 175 SQUARE FEET OF OFFICE SPACE AND 600 SQUARE FEET FOR A DORM ROOM, AND TWO ROLL-UP DOORS TO INCREASE THE LEVEL OF SERVICE TO THE COMMUNITY.

**JUSTIFICATION:** THE FACILITY WAS INADEQUATE TO ACCOMMODATE STAFF AND EQUIPMENT AND TO SERVE THE COMMUNITY EFFICIENTLY. THIS PROJECT IS CONSISTENT WITH RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

**SCHEDULE:** THIS PROJECT WAS COMPLETED IN FISCAL YEAR 2010.

**FUNDING**

\$747,020 (DEVELOPMENT IMPACT FEES)
\$400,000 (CAPITAL OUTLAY FUND)
<b>\$1,147,020</b> TOTAL



**RANCHO BERNARDO  
COMMUNITY PLANNING BOARD PRIORITY LIST**

The following list represents the priorities of the Rancho Bernardo Community Planning Board with regards to public facilities. For information purposes only, this is the Planning Board's priority list, which is ranked from highest priority to lowest priority:

<b>Proposed Project Rankings – Transportation Projects</b>		
<b>PFFP Project No.</b>	<b>Description</b>	<b>Ranking and Comments</b>
N/A	Pomerado Road Storm Drain Improvements at Pomerado Road and Pomerado Court	1 (Safety Issue – requires immediate action)
T-3	Bernardo Center Drive Widening – Cloudcrest Drive to Camino Del Norte	2
T-21	West Bernardo Drive at Bernardo Center Drive Intersection Improvements	COMPLETED
N/A	Rancho Bernardo Road Sidewalk Installation – South side of Rancho Bernardo Road between Via del Campo and Matinal Road	3
N/A	Bernardo Center Drive Sidewalk Installation – East side of Bernardo Center Drive between Fairhope Road and Bernardo Center Court	4
N/A	Pomerado Bike Lane Gap – on Pomerado Road south of Rancho Bernardo Road to Rios Road	5
T-9	West Bernardo Drive at I-15 Ramp Improvements	6
T-6	Rancho Bernardo Road Widening (West Bernardo Drive East to I-15 – Add two lanes)	7
N/A	Bernardo Center Drive Bike Lane Gap – Both sides of road south of Camino del Norte to City limits	8
T-5	Traffic Signals – Various Locations	9 (Planning Board previously indicated no support for signals at Pomerado/Grandee and Pomerado/Bernardo Trails Drive)
N/A	Bernardo Center Drive from Town Center Drive to I-15	REMOVED
T-5	West Bernardo Drive - Adanza Way to I-15	10
T-7	West Bernardo Drive Spot Improvements (I-15 south to Aguamiel Road)	11
T-20	Camino Del Norte at I-15 Ramp Improvements	COMPLETED
T-4	Bernardo Center Drive at I-15 Ramp Improvements	12
T-2	Escala Drive (Smoke Signal Drive) Extension	13 (Planning Board previously proposed deletion of this project when the Community Plan is updated.)

*Draft FY 2014 Rancho Bernardo Public Facilities Financing Plan Update*

<b>Proposed Project Rankings – Park Projects</b>		
<b>PFFP Project No.</b>	<b>Description</b>	<b>Ranking</b>
P-5	Rancho Bernardo Public Park (2 acres)	1
P-3	Rancho Bernardo Community Park – Tennis Courts	2
P-4	Rancho Bernardo Community Park – Sports Field Lighting	3
P-1	Rancho Bernardo Community Park – Land Acquisition	4
P-2	Rancho Bernardo Community Park – Swimming Pool	5

<b>Proposed Project Rankings – Library Projects</b>		
<b>PFFP Project No.</b>	<b>Description</b>	<b>Ranking</b>
L-1	Rancho Bernardo Library Expansion	1

<b>Proposed Project Rankings – Fire Projects</b>		
<b>PFFP Project No.</b>	<b>Description</b>	<b>Ranking</b>
N/A	Additional Fire Station in Rancho Bernardo	1

<b>Proposed Project Rankings – Public Utilities Project</b>		
<b>PFFP Project No.</b>	<b>Description</b>	<b>Ranking</b>
N/A	Extension of Reclaimed Water into Rancho Bernardo	1

**APPENDIX A**  
**FY 2014 Rancho Bernardo Public Facilities Financing Plan Update**  
**Unit Pricing List for Transportation Projects**

<b>EARTHWORK:</b>	<b>UNIT PRICE GUIDELINES *</b>
Excavation	\$75 per cubic yard
Fill	\$40 per cubic yard
Imported Backfill	\$15 a ton
Clearing & Grubbing	\$.35 - \$.85 square foot (minimum 5% of construction subtotal)
<b>SURFACE IMPROVEMENTS:</b>	
Remove Curb & Gutter	\$10 per linear foot
Remove Sidewalk	\$3 per linear foot
Remove Pavement	\$3 per linear foot
Grind /Overlay	\$3.50 per square foot
AC Leveling Course	\$120 per ton
4" AC	\$94 a ton
13.5" Cement Treated Base (CTB)	\$34 per cubic yard
Curb & Gutter Type G	\$30 per linear foot
Curb Ramps	\$5,000 each
Sidewalk	\$6 per square foot
Driveways	\$10 per square foot
Median Curb Type B2	\$20 per linear foot
<b>DRAINAGE:</b>	
Storm Drain Pipe (18")	\$125 per linear foot
Storm Drain Inlet (Type B)	\$7,000 each
<b>TRAFFIC:</b>	
New Traffic Signal	\$275,000 each
New Street Light	\$8,000 each
Relocate Street Light	\$2,000 each
<b>LANDSCAPING:</b>	
Landscaping	\$22 per square foot
<b>MISCELLANEOUS:</b>	
Retaining Wall	\$35 per square foot
Guard Rail	\$45 per linear foot
Concrete Median Barrier	\$25 - \$35 per linear foot
Great Crash Cushion	\$35,000 - \$40,000 each

*\*The Unit Price Guideline is based on information compiled from bid item data from recent CIP projects. The unit prices are subject to change based on fluctuations in the economy and costs of construction materials.*

**APPENDIX B**  
**FY 2014 Rancho Bernardo Public Facilities Financing Plan Update**  
**Cost Estimate Breakdown for Park and Recreation Projects**

RANCHO BERNARDO ACQUISITION: \$2,700,000 per acre based on citywide appraisals from Real Estate Assets Department.

FACILITIES DESIGN AND CONSTRUCTION: (5)

New Parks	\$731,000 per acre
New Recreation Centers	\$550 per square foot
Recreation Center Expansions	\$640 per square foot
Comfort Station Upgrade	\$590,000 each
New Comfort Station	\$793,000 each
Picnic Shelter	\$281,000 each
New Children's Play Area	\$793,000 each
ADA Upgrades to Existing Play Areas	\$731,000 lump sum
ADA Upgrades to Paths of Travel	\$951,000 lump sum (1)
Security Lighting System	\$507,000 lump sum (2)
Sports Field Lighting	\$590,000 per sports field
Parking Lot Expansion	\$674,000 per acre (3)
New Community Aquatic Complex	\$6,200,000 per pool complex (4)

(1) Could include pedestrian ramps, comfort station upgrades, or any new amenity that may be required on the path of travel, including access from parking lots or bus stops, drinking fountains, benches, etc.

(2) The lighting system cost will vary, depending upon the quantity of lights needed.

(3) The size and cost of parking lots will vary according to specific site requirements, and should be determined on a case-by-case basis.

(4) New Community Aquatic Complex may include a standard 25-yard x 25-meter swimming pool, and other recreational or therapeutic aquatic facilities.

(5) Cost estimates include project administration, inspection and contingencies.



**2050 REGIONAL GROWTH FORECAST**  
**Rancho Bernardo Community Planning Area**  
**City of San Diego**

**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>42,310</b>	<b>43,659</b>	<b>44,979</b>	<b>45,847</b>	<b>46,457</b>	<b>4,147</b>	<b>10%</b>
Household Population	41,796	43,095	44,298	45,013	45,516	3,720	9%
Group Quarters Population	514	564	681	834	941	427	83%
Civilian	514	564	681	834	941	427	83%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>17,457</b>	<b>17,679</b>	<b>18,008</b>	<b>18,008</b>	<b>18,008</b>	<b>551</b>	<b>3%</b>
Single Family	13,025	13,247	13,576	13,576	13,576	551	4%
Multiple Family	4,432	4,432	4,432	4,432	4,432	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>16,849</b>	<b>17,166</b>	<b>17,549</b>	<b>17,561</b>	<b>17,580</b>	<b>731</b>	<b>4%</b>
Single Family	12,519	12,829	13,201	13,212	13,228	709	6%
Multiple Family	4,330	4,337	4,348	4,349	4,352	22	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.5%</b>	<b>2.9%</b>	<b>2.5%</b>	<b>2.5%</b>	<b>2.4%</b>	<b>-1.1</b>	<b>-31%</b>
Single Family	3.9%	3.2%	2.8%	2.7%	2.6%	-1.3	-33%
Multiple Family	2.3%	2.1%	1.9%	1.9%	1.8%	-0.5	-22%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.48</b>	<b>2.51</b>	<b>2.52</b>	<b>2.56</b>	<b>2.59</b>	<b>0.11</b>	<b>4%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	958	728	552	423	352	-606	-63%
\$15,000-\$29,999	2,106	1,559	1,249	998	852	-1,254	-60%
\$30,000-\$44,999	2,396	2,086	1,783	1,501	1,324	-1,072	-45%
\$45,000-\$59,999	2,255	2,221	2,016	1,783	1,623	-632	-28%
\$60,000-\$74,999	2,107	2,091	2,008	1,858	1,742	-365	-17%
\$75,000-\$99,999	2,806	2,872	2,952	2,888	2,808	2	0%
\$100,000-\$124,999	1,785	2,039	2,267	2,364	2,397	612	34%
\$125,000-\$149,999	950	1,351	1,614	1,785	1,880	930	98%
\$150,000-\$199,999	696	1,394	1,822	2,172	2,404	1,708	245%
\$200,000 or more	790	825	1,286	1,789	2,198	1,408	178%
Total Households	16,849	17,166	17,549	17,561	17,580	731	4%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$65,051	\$74,268	\$84,879	\$94,196	\$100,928	\$35,877	55%

**\*IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in February 2010 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. The 2050 Regional Growth Forecast represents a combination of economic and demographic projections, existing land use plans and policies, as well as potential land use plan changes that may occur in the region between 2030 and 2050. In general, growth between 2008 and 2030 is based on adopted land use plans and policies, and growth between 2030 and 2050 includes alternatives that may, in some cases, reach beyond existing adopted plans.

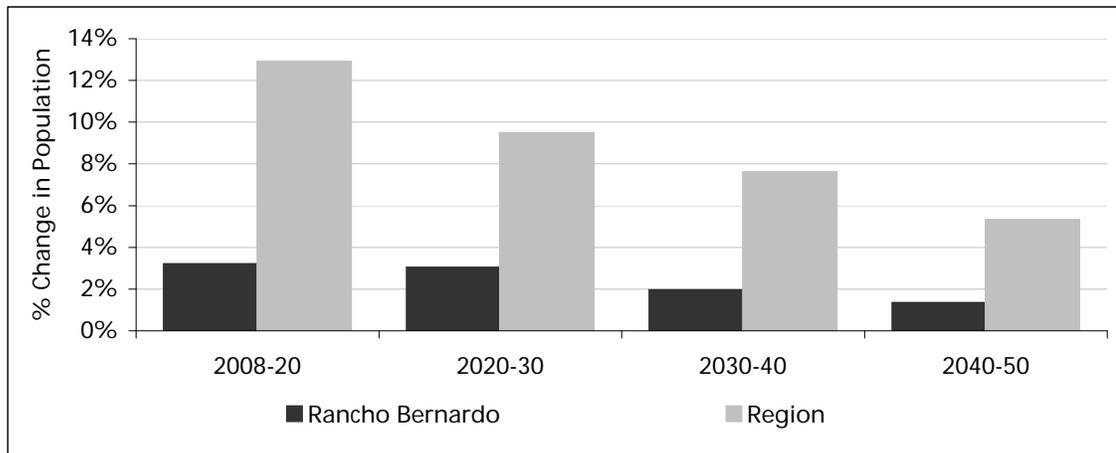
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>42,310</b>	<b>43,659</b>	<b>44,979</b>	<b>45,847</b>	<b>46,457</b>	<b>4,147</b>	<b>10%</b>
Under 5	2,378	2,119	2,155	2,115	2,087	-291	-12%
5 to 9	2,172	2,157	2,191	2,181	2,255	83	4%
10 to 14	2,394	2,425	2,310	2,401	2,450	56	2%
15 to 17	1,615	1,576	1,481	1,492	1,534	-81	-5%
18 to 19	1,124	908	812	868	874	-250	-22%
20 to 24	2,938	2,642	2,714	2,526	2,591	-347	-12%
25 to 29	2,077	2,307	2,281	2,186	2,315	238	11%
30 to 34	1,996	2,146	2,026	2,191	2,213	217	11%
35 to 39	2,565	2,092	2,430	2,488	2,489	-76	-3%
40 to 44	2,612	2,226	2,409	2,360	2,619	7	0%
45 to 49	3,111	2,436	2,104	2,443	2,594	-517	-17%
50 to 54	2,886	2,437	2,060	2,351	2,324	-562	-19%
55 to 59	2,466	2,755	2,182	1,849	2,279	-187	-8%
60 to 61	963	1,176	954	765	1,012	49	5%
62 to 64	1,223	1,795	1,454	1,292	1,336	113	9%
65 to 69	1,753	2,987	3,076	2,418	2,102	349	20%
70 to 74	1,782	3,075	3,579	2,963	2,634	852	48%
75 to 79	1,893	2,242	3,296	3,404	2,726	833	44%
80 to 84	1,969	1,734	2,813	3,457	2,936	967	49%
85 and over	2,393	2,424	2,652	4,097	5,087	2,694	113%
Median Age	43.6	47.5	49.0	49.3	48.5	4.9	11%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>42,310</b>	<b>43,659</b>	<b>44,979</b>	<b>45,847</b>	<b>46,457</b>	<b>4,147</b>	<b>10%</b>
Hispanic	3,527	4,019	4,562	5,120	5,588	2,061	58%
Non-Hispanic	38,783	39,640	40,417	40,727	40,869	2,086	5%
White	30,218	29,960	29,705	29,093	28,464	-1,754	-6%
Black	989	1,173	1,293	1,405	1,548	559	57%
American Indian	146	236	292	301	279	133	91%
Asian	5,820	6,329	6,828	7,325	7,699	1,879	32%
Hawaiian / Pacific Islander	126	258	348	406	479	353	280%
Other	97	196	203	236	242	145	149%
Two or More Races	1,387	1,488	1,748	1,961	2,158	771	56%

## GROWTH TRENDS IN TOTAL POPULATION



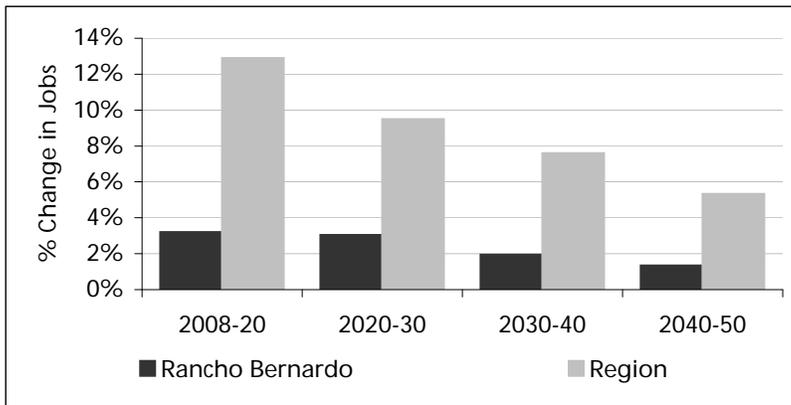
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>20,786</b>	<b>23,000</b>	<b>24,161</b>	<b>24,987</b>	<b>26,532</b>	<b>5,746</b>	<b>28%</b>
Civilian Jobs	20,786	23,000	24,161	24,987	26,532	5,746	28%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>6,583</b>	<b>6,583</b>	<b>6,583</b>	<b>6,583</b>	<b>6,583</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>6,263</b>	<b>6,376</b>	<b>6,552</b>	<b>6,562</b>	<b>6,580</b>	<b>317</b>	<b>5%</b>
Low Density Single Family	1	13	32	32	32	31	2766%
Single Family	2,364	2,394	2,536	2,536	2,536	172	7%
Multiple Family	277	277	277	277	277	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	10	10	10	10	10	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	379	397	386	378	376	-3	-1%
Commercial/Services	748	746	748	749	743	-4	-1%
Office	173	224	246	261	284	111	64%
Schools	98	101	104	106	109	11	11%
Roads and Freeways	1,157	1,157	1,157	1,157	1,157	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	1,056	1,056	1,056	1,056	1,056	0	0%
<b>Vacant Developable Acres</b>	<b>317</b>	<b>204</b>	<b>28</b>	<b>18</b>	<b>0</b>	<b>-317</b>	<b>-100%</b>
Low Density Single Family	31	19	0	0	0	-31	-100%
Single Family	173	142	0	0	0	-172	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	44	26	17	11	0	-44	-100%
Commercial/Services	4	4	2	0	0	-4	-100%
Office	55	6	4	2	0	-55	-100%
Schools	11	8	5	3	0	-11	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>14.9</b>	<b>15.7</b>	<b>16.3</b>	<b>16.7</b>	<b>17.6</b>	<b>2.7</b>	<b>18%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.6</b>	<b>6.6</b>	<b>6.3</b>	<b>6.3</b>	<b>6.3</b>	<b>-0.3</b>	<b>-4%</b>

## GROWTH TRENDS IN JOBS



## Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may allow for the continuation of existing agricultural use.

3 - Civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

4 - Total housing units per developed residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

**RANCHO BERNARDO  
PUBLIC FACILITIES FINANCING PLAN  
DEVELOPMENT IMPACT FEE SCHEDULE  
Effective Date **TBD****

<b>RESIDENTIAL DEVELOPMENT</b>					<b>NON-RESIDENTIAL DEVELOPMENT</b>	
Transportation	Park	Library	Fire	Total Per Residential Unit	Transportation	Fire
\$ Per Residential Unit					\$/Trip	\$/1,000 Sq. Ft. of Gross Building Area
<b>\$1,113</b>	<b>\$1,206</b>	<b>\$575</b>	<b>\$16</b>	<b>\$2,910</b>	<b>\$159</b>	<b>\$16</b>